



**CITY OF COVINA  
PLANNING COMMISSION AGENDA  
REGULAR MEETING, TUESDAY, AUGUST 23, 2016  
COUNCIL CHAMBER, CITY HALL  
125 EAST COLLEGE STREET  
7:00 P.M.**

PLEASE NOTE: THOSE WHO WISH TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM ARE REQUESTED TO FILL OUT A SPEAKER'S CARD AND LEAVE IT WITH A MEMBER OF THE STAFF PRIOR TO THE ITEM BEING CALLED. THE PURPOSE OF THIS IS TO ENSURE THAT YOUR NAME AND ADDRESS ARE CORRECTLY IDENTIFIED IN THE MINUTES OF THE PLANNING COMMISSION.

**CALL TO ORDER**

- A. Pledge of Allegiance.
- B. Roll Call of Commissioners: Connors, Hodapp, Manning, McMeekin and Patterson.
- C. Amendments to the Agenda.

**PUBLIC COMMENTS**

Citizens wishing to address the Commission on any matter **not** on the agenda may do so at this time. Citizens wishing to be heard on any matter on the agenda, please wait until that point on the agenda. **Please keep your comments to five minutes or less and try not to be repetitive.** Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests but may refer the matter to staff or to a subsequent meeting.

**CONSENT CALENDAR**

*All matters listed under the Consent Calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Planning Commission votes on them, unless a member of the Planning Commission requests that a specific item be removed from the Consent Calendar for discussion.*

- 1. Approval of Minutes of the Regular Meeting of August 9, 2016.

**CONTINUED PUBLIC HEARINGS**

None

**PUBLIC HEARINGS**

The Planning Commission will address the below-listed item in the following sequence:

- Staff Report
- Questions of staff from Commission
- Open the public hearing
- Receive testimony in favor of and in opposition to the item
- Close the public hearing
- Commission comments and discussion

- Motion to approve, deny, or continue application
  - Roll Call Vote
1. Public Hearing to consider applications Site Plan Review (SPR) 16-012 and Conditional Use Permit (CUP) 16-009, requests to perform a tenant improvement to accommodate a new sit-down eating establishment offering general alcohol (under a Type 47 State License), live entertainment, and outdoor dining in a vacant, roughly 6,720-square foot commercial space in the “TCSP-5 (Town Center Specific Plan, Retail and Service Core)” zoning district at 211 North Citrus Avenue.

**Staff Recommendation:** Staff requests a continuance to September 13, 2016 regular meeting.

*Pursuant to and in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, the City has analyzed the proposed project and concluded that it will not have the potential for causing a significant effect on the environment. Therefore, it has been determined that the proposed project would be categorically exempt in accordance with Section 15301(a), Class 1 of the CEQA Guidelines. Staff's recommendation will be that the Planning Commission approve SPR 16-012 and CUP 16-009 (subject to the proposed conditions of approval).*

**10-day appeal period:** *Actions taken by the Planning Commission that are not recommendations to the City Council will become final after ten (10) calendar days unless a written appeal with the appropriate fee is lodged with the City Clerk's office before close of business on the tenth day.*

## **NEW BUSINESS**

1. A request to initiate a Zoning Code Amendment to modify the various sections of the Code pertaining to massage establishments.

## **GENERAL MATTERS**

None

## **ADMINISTRATIVE ITEMS**

1. Information and Announcements
2. Commission Comments

## **ADJOURNMENT**

Adjourn to a regular meeting of the Planning Commission at 7:00 p.m. on September 13, 2016 in the Council Chamber of Covina City Hall.

*I, Alan Carter, City Planner of the City of Covina, or his designee, hereby declare that a true and accurate copy of the forgoing agenda was posted on August 18, 2016 near the front entrance of City Hall, 125 East College Street, Covina, and on the City's official Internet Website, in accordance with Governmental Code Section 54954.2(a.)*

*Additional information on any agenda item can be obtained by contacting the Planning Division at 125 East College Street, Covina, or by telephoning (626) 384-5450.*

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Planning Division office at (626) 384-5450 or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.*